

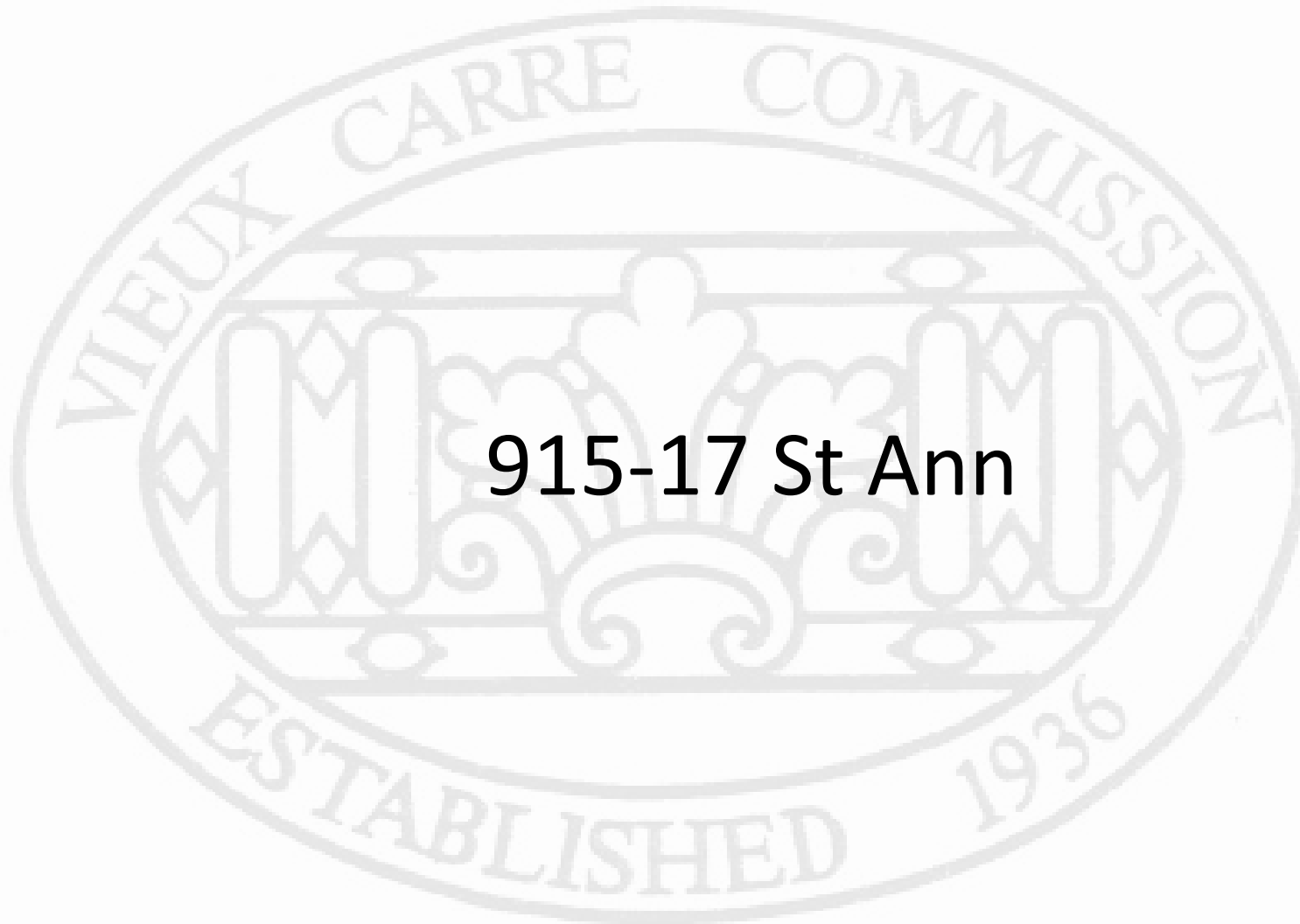


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, March 14, 2023



# Old Business



915-17 St Ann

ADDRESS:	915-17 St. Ann Street	APPLICANT:	Robert Cangelosi, Jr
OWNER:	Victor F III Trahan	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	3673.5 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	1102 sq. ft.
ALLOWED:	4 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & detached service buildings: **Blue**, of major architectural and/or historic significance.

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

**Architecture Committee Meeting of** **03/14/2023**

**DESCRIPTION OF APPLICATION:** 03/14/2023  
**Permit #22-23537-VCGEN** **Lead Staff: Erin Vogt**

Proposal to infill non-historic window openings in detached service buildings, per application & materials received 08/08/2022 & 03/03/2023, respectively.

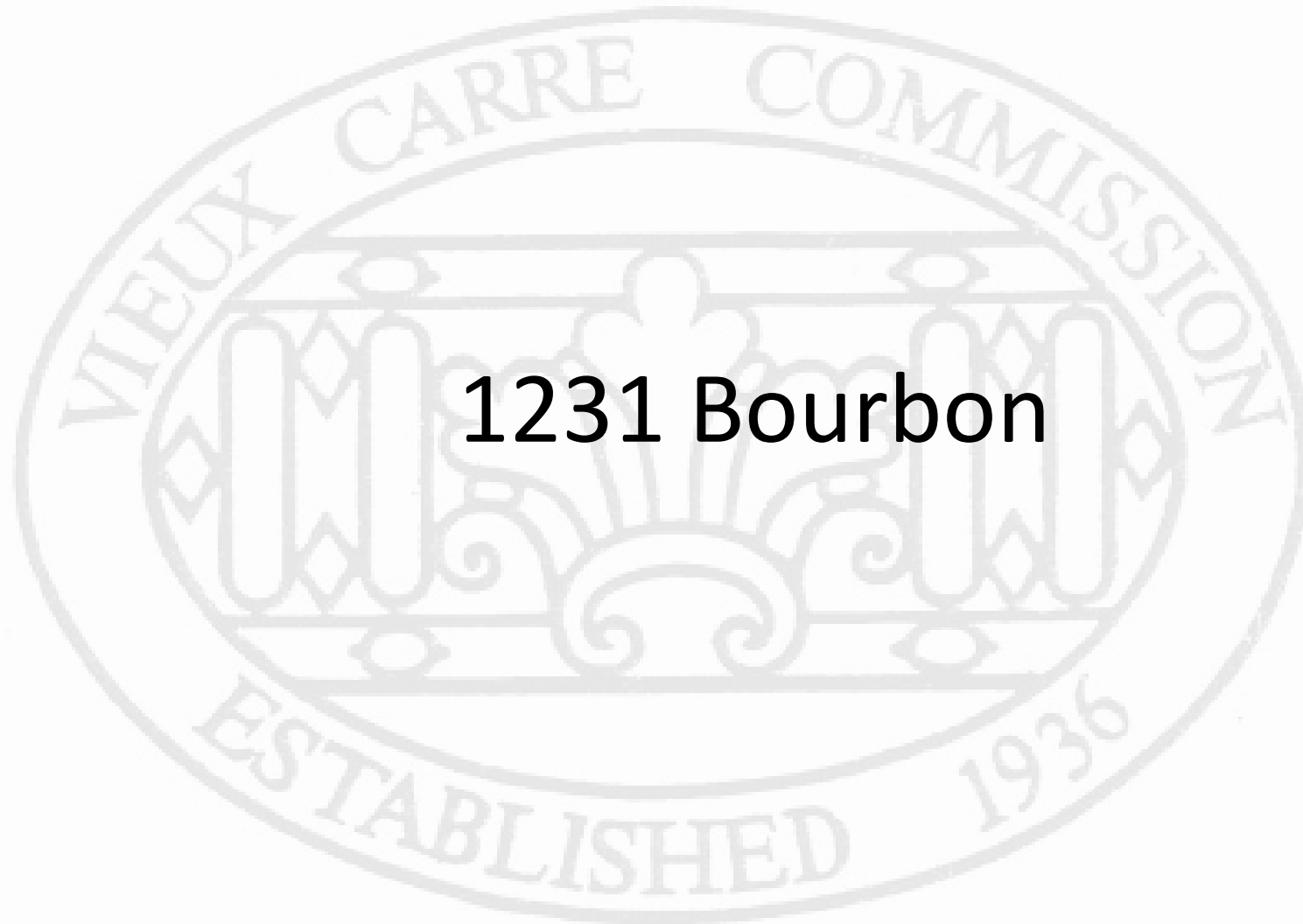
**STAFF ANALYSIS & RECOMMENDATION:** 03/14/2023

On 08/08/2022, staff issued a permit for removal of Portland-based stucco from the cottage and its dependencies. The applicant is currently developing overall renovation plans for this project. However, the applicant contacted staff to inform them that there had been a miscommunication on site, and an unknown number of side elevation window openings have now been bricked in. The intention was to eventually infill these openings since they were not original, but no permits have been issued for this work. The engineer on site recommended that the remainder of the openings be infilled now to provide structural stability to the small structures. Given the Blue rating of these dependencies, Committee review is required before these openings are bricked in. Staff recommends **approval** but requests clarification from the architect regarding which openings have already been eliminated, whether the bricks will be toothed in or if cold joints will remain, and whether or not any existing lintels will be removed.

**ARCHITECTURAL COMMITTEE ACTION:** 03/14/2023



# New Business



**1231 Bourbon**

ADDRESS: 1231 Bourbon (**Lot F-1**)  
 OWNER: Lauricella Bourbon Properties  
 LLC, 1231 Bourbon Owner LLC,  
 Bourbon Maison LLC  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: Brian J O'reilly Jr  
 SQUARE: 79  
 LOT SIZE: 3080 sq. ft.

DENSITY		OPEN SPACE	
Allowed:	3 units	Required:	924 sq. ft. (approx.)
Existing:	Unknown	Existing:	Unknown
Proposed:	No change	Proposed:	No change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: **Green**, of local architectural or historic importance

This address features a pair of c. 1830-36 2-story masonry townhouses with an off-center carriageway and a pair of 2-story service buildings facing each other in the courtyard. During the late 19th c., this complex housed a bakery. The property was purchased by La Societe des Dames Hospitalieres in 1942. The rear bake house was demolished sometime between 1940 and 1979, when the property was subdivided and the front portion of the lot was sold in its current configuration. The rear portion of the lot is now associated with 1227-29 Bourbon.

**Architecture Committee Meeting of** **03/14/2023**

**DESCRIPTION OF APPLICATION:** 03/14/2023  
**Permit #23-01334-VC GEN** **Lead Staff: Erin Vogt**

Proposal to install new swimming pool in courtyard, per application & materials received 01/20/2023 & 02/28/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 03/14/2023

The applicant proposes to install a new pool measuring approximately 7' x 14', with a new wall to be added at the Dauphine side to provide a water feature and to screen the pool filter and pump. The corners of the pool closest to Bourbon are cut at a 45 degree angle. It is set back over 4' from the side property line and the coping is raised approximately 12". A single low voltage light is proposed at the steps, and the section shows the pool 4'-6" – 5'-0" deep. The existing courtyard pavers, which appear to be large flagstone, will be replaced with a buff-colored Belgian paver of unspecified dimensions. The plaster color is TBD, with a variegated teal/blue 1" waterline tile.

The Design Guidelines state that *“the VCC requires: a pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level; a simple, geometric form such as a rectangle or oval.”* (VCC DG: 10-11) The applicant stated that they prefer to install slightly raised pools in small areas where the water feature could become a tripping hazard.

The proposed Jandy Pro Series WaterColors Nicheless LED light has been found approvable at other pools with the proviso that the light must only be white. No color changing capability is approvable for this fixture.

The flagstone pavers are not seen in historic photos dating to 1946, but they are historically appropriate for both the district and property. Staff questions the proposal to install new pavers that are less in keeping with materials typically found in the Vieux Carré.

The waterfall fountain must be specified and shown in elevation for final review and permit, but is consistent conceptually with other approved water features. However, the new screening wall is currently shown as concrete and rebar with no finishes shown, so it is unclear what the visual intent is. This must be provided in more detail, but may be reviewed at staff level if found typical in comparison with similar approved applications. Final plaster and tile finishes must also be reviewed and approved at staff level prior to permit.

Since the Design Guidelines require that a new pool be installed flush with the pavers, staff recommends that this aspect of the proposal be revised to comply with the Guidelines. While the pool is not a simple rectangle, staff finds the shape of the pool to be regular and geometric enough to comply with this requirement. Staff does not find the paver replacement to be approvable, considering the appropriateness and quality of the current material. Overall, staff finds the pool **conceptually approvable** if the raised coping is eliminated, and with provisos as noted above.

**ARCHITECTURAL COMMITTEE ACTION:** 03/14/2023



**528 Bienville**



ADDRESS: 528 Bienville  
 OWNER: Borca Dynasty Trust, Travis  
 C Wright, Joann A  
 Holcomb, John & Sherry  
 Dotson Living Trust, Harald  
 Meier, Paul Skrmetta,  
 Roland Hummel  
 APPLICANT: Thrasher thrasher  
 ZONING: VCC-2  
 SQUARE: 30  
 USE: Commercial/Residential  
 LOT SIZE: x

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Yellow**, contributes to the character of the District.

Three-story, three-bay exposed brick warehouse/factory type building constructed after the fire of 1908.

**Architecture Committee Meeting of** **03/14/2023**

**DESCRIPTION OF APPLICATION:** 03/14/2023  
**Permit #23-04131-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install water repellant on masonry, per application & materials received 02/13/2023 & 02/22/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 03/14/2023

The applicant is proposing a full scope of work to combat water intrusion at the property, including complete façade cleaning, repointing, window repair, and mortar repairs at the cast stone cap. As part of this scope, the applicant proposes to apply Prosoco Sure Klean Weather Seal Siloxane PD, which is described by Prosoco as “a ready-to-use, water-based silane/siloxane water repellent for concrete and most masonry and stucco surfaces. Siloxane PD will not impair the natural breathing characteristics of treated surfaces. It helps masonry resist cracking, spalling, staining and other damage related to water intrusion. Low odor and alkaline stable, Siloxane PD is ideal for field and in-plant application.”

The VCC Design Guidelines state that “a water repellant or waterproof coating is applied to prevent water from entering a masonry wall, but tends to be unnecessary on a weather-tight historic building and can be problematic long-term. Water infiltration through a masonry building often is caused by a moisture-related problem including an open mortar joint and poor or deferred maintenance. In circumstances where the surface of the masonry has been severely compromised, as with sandblasted brick, a water repellant coating might be appropriate. A water repellant coating, also referred to as a ‘breathable’ coating, keeps liquid from penetrating a surface while allowing water vapor to escape. Many types of water repellant coatings are transparent or clear when applied, but might darken or discolor over time. A water repellant coating is rarely appropriate in the Vieux Carré.” (VCC DG: 06-11) Staff notes that this particular coating has been approved by the VCC for use in the past, most recently Blue rated 1025 St. Louis, and no discoloration or negative effects have been observed long term, including applications over a decade old. Siloxane PD has also been approved for use by the National Park Service. Considering this building was constructed after the 1908 fire and has harder masonry than is typical in the District, staff does not object to the proposal to install the Sure Klean Weather Seal Siloxane PD.

**ARCHITECTURAL COMMITTEE ACTION:** 03/14/2023



229 Royal

ADDRESS:	229 Royal St.	APPLICANT:	John C. Williams
OWNER:	229 Royal Street, LLC	SQUARE:	65
ZONING:	VCC-2	LOT SIZE:	3,485 sq. ft.
USE:	Vacant		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Green, or of local architectural and/or historical significance.

This four-story brick with plaster store is part of a ca. 1856 row of five buildings built by Jamison and McIntosh, builders for Romanzo Warwick Montgomery. Originally, the detailing of these Italianate style stores had iron shutters on their upper openings, heavily bracketed cornices, cast iron pilasters and shop doors on the ground floor, casements on the second, double hung sashes on the third and fourth floors, and an iron gallery supported on iron posts (a feature which extended across all five buildings). The first and 2<sup>nd</sup> floors of this particular building were “modernized” most likely circa 1950.

#### **Architecture Committee Meeting of**

**03/14/2023**

#### **DESCRIPTION OF APPLICATION:** **Permit # 23-04463-VCGEN**

03/14/2023

**Lead Staff: Nick Albrecht**

Proposal to construct new one-story gallery and convert existing second floor windows to doors, per application & materials received 02/14/2023.

#### **STAFF ANALYSIS & RECOMMENDATION:**

03/14/2023

Renovations to this building were reviewed and permitted in 2019 and then reviewed again for renewal at the end of last year (2022). The permitted work included restorations to the Art Deco elements of the façade, which staff, the Architecture Committee, and the State Historic Preservation Office (SHPO) had all previously determined had acquired its own significance even though it was applied to a building of much earlier origin. The applicant is now proposing to construct a gallery on this building in conjunction with the other renovation work. Staff found in the property report that seemingly identical plans were reviewed in 2014. Much of the analysis made at that time is still applicable and consistent with current Guidelines.

Although there is evidence of a gallery existing on this building, it never existed on this building in its current form. Sanborn maps indicate that the gallery was removed from the building sometime prior to 1940 and then the building “modernized” ca. 1950. Staff cannot lend support to the introduction of a building element that drastically changes the character of the façade and creates a false sense of history. Furthermore, the proposal includes the conversion of existing second floor windows to double doors in order to access the gallery. The existing second floor window is an important element of this redesigned building facade.

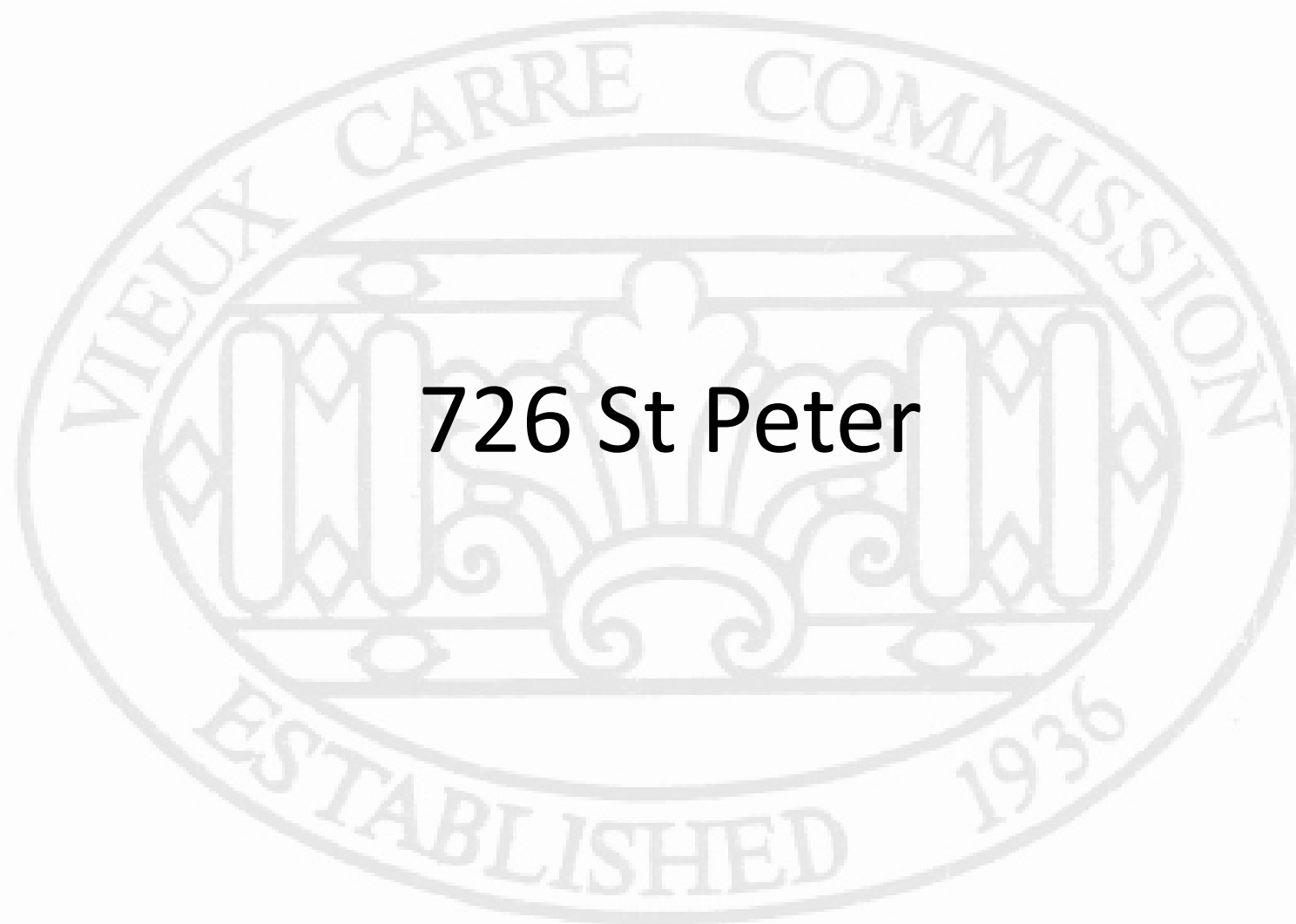
It was previously noted in 2014 that SHPO had ruled that the existing façade must be maintained and restored if tax credits were to be sought. It has not been stated whether or not tax credits are still being pursued for this project and the VCC is not obliged to agree with SHPO. Although also out of the VCC purview, staff notes that the building’s owner would be charged for air rights if a gallery were to be constructed on this building. Staff’s position is that this building could either be restored to an original form, complete with gallery, based on the building contract, historic photos, and other documentation which may combine to provide a fairly accurate picture of how this building originally appeared, or the building should be restored to the ca. 1950 version of the façade, without a gallery.

The Guidelines state that, “the VCC allows reconstructing a removed balcony, gallery, porch, or roof overhang that is compatible in size and scale to the building and streetscape on which it is being proposed with appropriate documentation.” The Guidelines continue, “the VCC does not allow adding a new...gallery...on a building at a street elevation where it did not exist previously or where it is historically inappropriate” or “adding a new...gallery...that destroys or conceals an important architectural feature or detail of a building.” (VCC DG: 08-12)

Staff cannot support this sort of hybrid approach of restoring the current façade and constructing a gallery which never existed on this building in this form. Staff recommends denial of the proposal to construct a new gallery.

#### **ARCHITECTURAL COMMITTEE ACTION:**

03/14/2023



726 St Peter

ADDRESS:	726 St. Peter	APPLICANT:	John C. Williams
OWNER:	726 St. Peter, LLC	SQUARE:	61
ZONING:	VCC-2	LOT SIZE:	3937 sq. ft.
USE:	Commercial		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Blue**, of major architectural and/or historic significance.

Additions at both ends of the service building: **Brown**, detrimental, or of no architectural and/or historic significance

This classic Creole style 2-story masonry building with porte cochere entrance, wrought iron balcony and detached 2-story service building perhaps was designed and built c. 1816 by Gurlie and Guillot, who bought the lot "with bricks and ruins" in 1816 and in 1817 sold the property for a significant amount. In the 20th c. this building, which was formerly known as Faisendieu's Posada or tavern was the site of "Pops" Whitesell's studio.

**Architecture Committee Meeting of**

**03/14/2023**

**DESCRIPTION OF APPLICATION:**

03/14/2023

**Permit #23-05542-VCGEN**

**Lead Staff: Erin Vogt**

Proposal to install new mechanical equipment, modify rear dependency millwork, and install gates in courtyard wall shared with 730 St. Peter, per application & materials received 02/28/2023 & 03/08/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

03/14/2023

The following work is proposed in conjunction with the renovation and change of use at the neighboring property, 730 St. Peter, to create a "campus" for Preservation Hall. The most substantial work for this overall project will take place at 730 St. Peter and is being reviewed under permit no. 22-35393-VCGEN. The following work is limited to 726 St. Peter only.

The BBSA has approved four cross easement openings between the two properties, two of which are on the interior and outside of VCC jurisdiction. The other two openings are proposed in the property line wall where previous openings existed, and will have 2-hour rated doors installed. These openings were conceptually approved under the application for 730 St. Peter on 02/28/2023; since they are on the property line, approval is also required under the permit for 726. Staff recommends **conceptual approval**, but more information about the gates, jamb, and lintels will be needed prior to permit issuance.

Much of the work involves repair/replacement of existing conditions, including several items cited as demolition by neglect. An existing lighting and wiring violation will also be addressed with new lighting to be installed on the front elevation of the main building, in the carriageway, and in the courtyard. As part of this scope of work, the Blue rated detached dependency will be conditioned and wired for the first time. Staff recommends that the applicant refine the proposal with an experienced lighting consultant so the fixtures and lamping are complementary to the space and do not become overly lit. The preliminary proposal is to install discreet fixtures centered on each opening in order to highlight architectural features, and is in keeping with the Design Guidelines. Staff finds the lighting plan **conceptually approvable**.

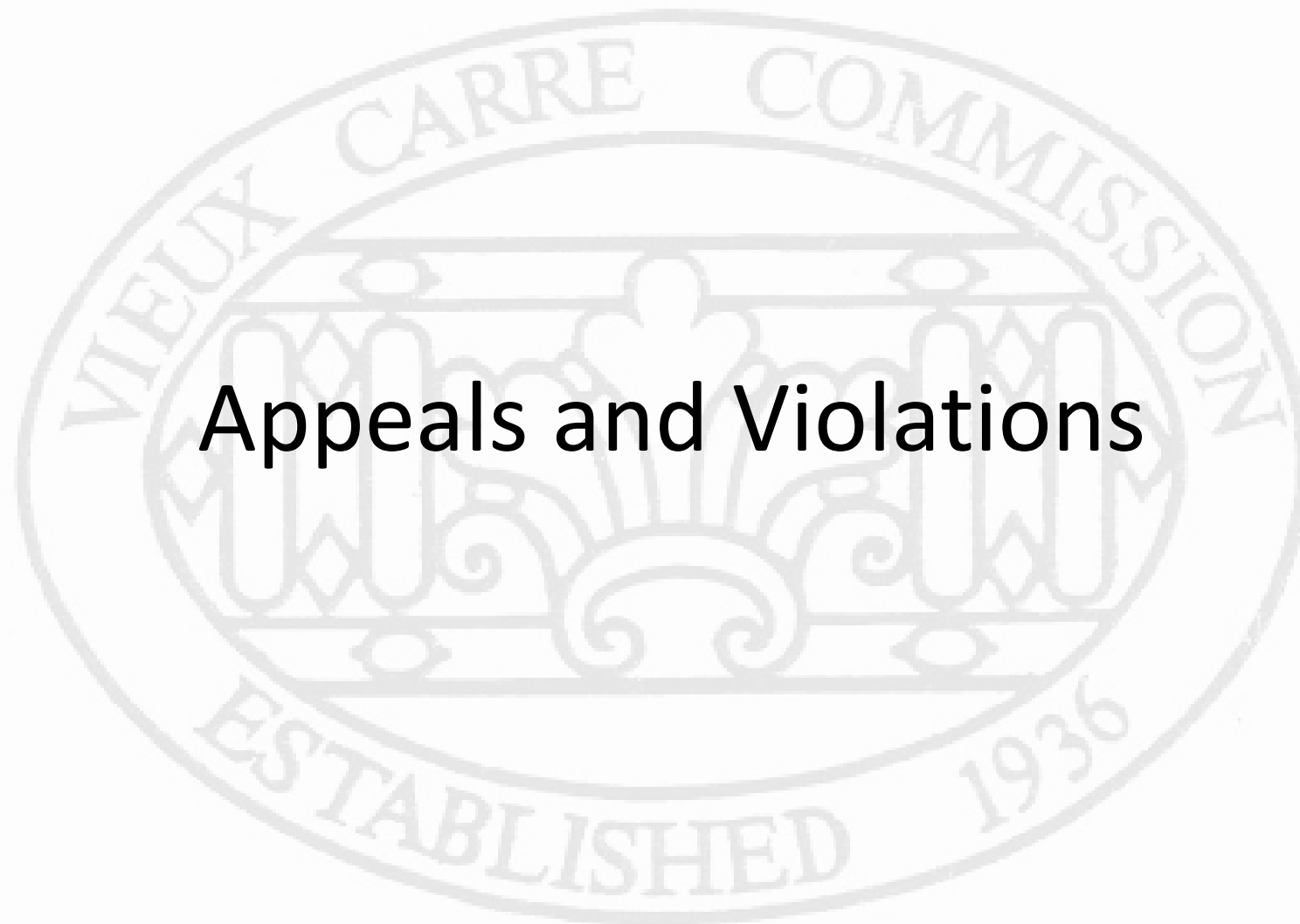
Two large HVAC units (one 10-ton and one 20-ton unit) are proposed for installation on the roof of the rearmost Brown rated addition, behind the Blue rated service building. It is shown on a platform and with wooden lattice, with access from a second-floor dependency window. This equipment will service the dependency and the main building, with unpermitted HVAC equipment to be removed from the interior of the Brown rated structure closer to St. Peter. Staff notes that the cut sheets submitted for the equipment show both units at 67" tall; anything that can be done to minimize the massing of the equipment platform and screening, such as sinking it into the roof of the Brown rated rear addition, would be helpful in reducing its impact on the courtyard at 726 and the surrounding properties.

Also on the Blue rated service building, two new pairs of French doors will be installed on the second floor where currently only shutters exist. They will match the existing second and first floor doors, which the applicant proposes to repair and fit with new hardware where damaged or missing. A replacement window sash is also shown in an existing window opening, but is not indicated as new in plan, so it is unclear which note is incorrect. No millwork details or hardware have yet been submitted for review. The applicant also indicated that they wish to keep the overall aged, patinaed look of the existing millwork, and intend to select a comparable species of wood and sealant for the new millwork so it blends. This will require much more review and consideration, and mockups may be required in future.

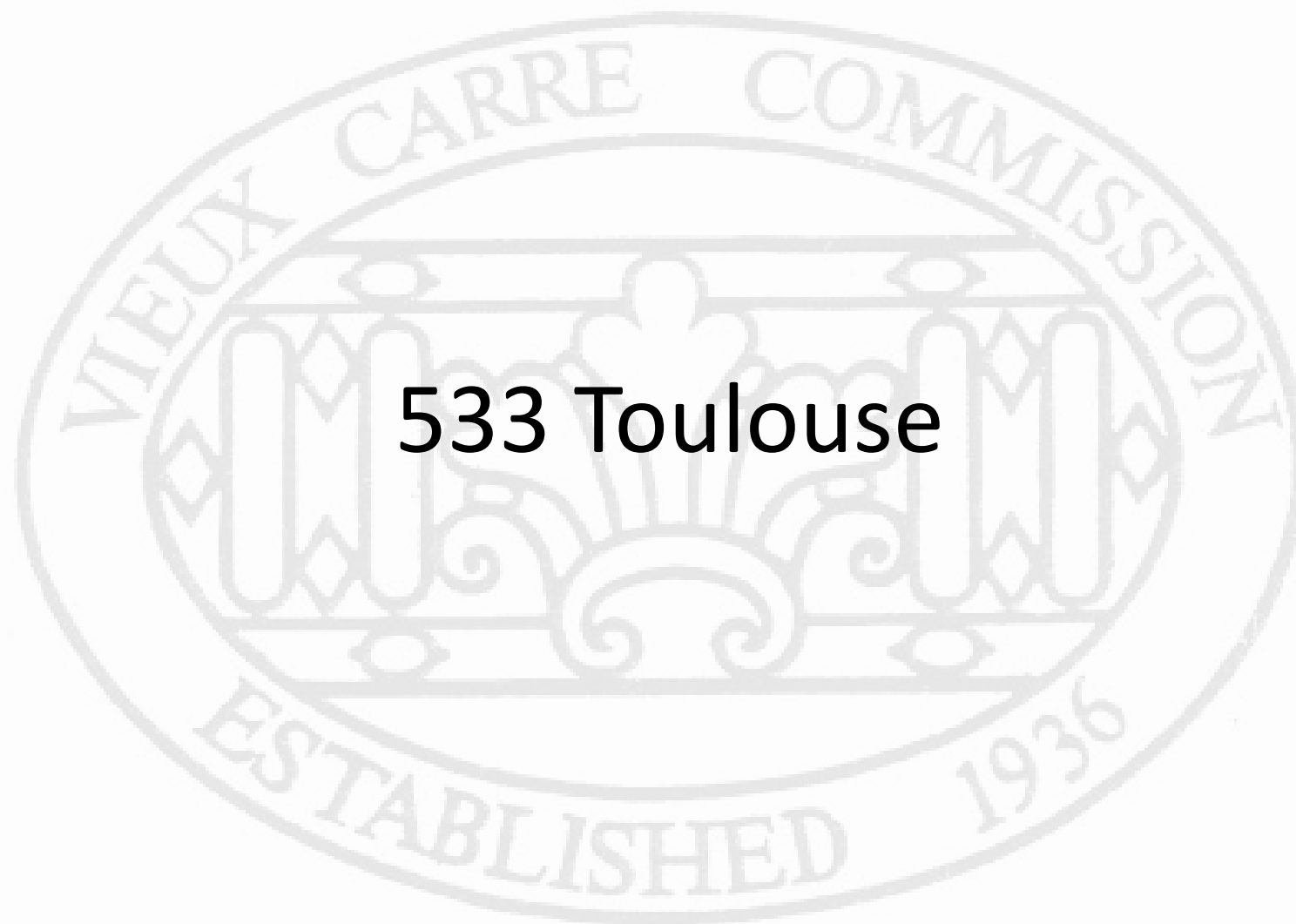
Overall, staff finds the proposed work to be fairly minimal, with the exception of the HVAC equipment. Considering the units will serve both buildings, one of which has never been conditioned to any extent, the proposed work is not unreasonable but is substantial. Staff recommends **conceptual approval** of the overall proposal, with design development drawings, manufacturer's spec sheets, and finish samples to be submitted for further review as the project progresses.

**ARCHITECTURAL COMMITTEE ACTION:**

03/14/2023



# Appeals and Violations



533 Toulouse



ADDRESS:	533-35 Toulouse Street	APPLICANT:	Erika Gates
OWNER:	533 Toulouse LLC	SQUARE:	26
ZONING:	VCC-2	LOT SIZE:	2482 sq. ft.
USE:	Mixed	OPEN SPACE:	
DENSITY:		REQUIRED:	747 sq. ft.
ALLOWED:	4 Units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: **Yellow:** Contributes to the character of the district.

This address actually features two c. 1860 buildings--one 2-story and one 3-story masonry commercial building, each having two bays across the front facade. These very plain commercial buildings were remodeled in 1961 with the addition of cast iron balconies and a "Colonial Revival" entrance.

**Architecture Committee Meeting of** **03/14/2023**

**DESCRIPTION OF APPLICATION:** 03/14/2023  
**Permit #21-26935-VCGEN** **Lead Staff: Erin Vogt**  
**Violation Case #22-00273-VCCNOP** **Inspector: Anthony Whitfield**

Appeal to retain HVAC equipment, modify HVAC platform, and install roof deck rail, per application & materials received 09/27/2021 & 02/07/2023, respectively. **[Notices of Violation sent 04/11/2014, 12/04/2014, 02/13/2015, 03/29/2016, 12/02/16, 02/28/2019 & 01/21/2022. STOP WORK ORDER posted 03/04/2014]**

**STAFF ANALYSIS & RECOMMENDATION:** 03/14/2023

The applicant has submitted a revised compliance plan and drawings in response to the most recent violation case, which includes items already under appeal, corrections that were permitted but not completed, and new items observed in subsequent inspections. Notably, the applicant is proposing to replace an unpermitted asphalt roof on the main building with a new Inspire roof, which is approvable given the building’s rating.

**Mechanical**

A revised mechanical plan has been submitted, showing another existing condenser not installed on the platform, and proposing to reorganize the units already on the platform in order to provide the required 30” x 30” work areas at each unit. A safety rail will be added to the platform on the Wilkinson Street side, and is not needed on the Chartres side due to the adjacent building. The disconnect switches will also be removed from the side wall of 537 Toulouse and are shown mounted to the new platform rail. Assuming this is considered a code compliant solution by the Mechanical Division, staff finds the proposed work an **approvable** resolution for these items.

**Rear roof**

The compliance plan calls for replacement of the roll down roofing at the rear, one story portion of the building with standing seam metal roofing, but this is not shown in the drawings. The roof has four pitched slopes and also has a flat portion behind the main three-story building, so it is not clear to what extent it would be replaced with standing seam. Staff seeks clarification from the applicant.

**Railing**

The rail at the Toulouse-side elevation of the roof deck area will remain, but the unpermitted extension will be removed. A new metal guardrail of code compliant height is proposed to be installed, set back 3’-6” from the front parapet in order to minimize visibility. Staff finds this **approvable**.

**Cap flashing**

The compliance plan states that metal cap flashing will be removed, but it is still shown in the railing section at the front elevation. Staff finds removal approvable, but this detail must be revised to show how the parapet will be capped.

Overall, staff finds the proposed remediation **conceptually approvable**, with revisions to be submitted for the cap flashing and reroofing.

**ARCHITECTURAL COMMITTEE ACTION:** 03/14/2023



**434 Dauphine**

ADDRESS:	434-436 Dauphine		
OWNER:	Christian & Brandi Garris	APPLICANT:	Christian Garris
ZONING:	VCC-2	SQUARE:	70
USE:	Residential (vacant)	LOT SIZE:	1,696 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

**Green** - or of local architectural and/or historical significance.

C. 1830 double four-bay masonry Creole cottage of 1 1/2 floors.

**Architecture Committee Meeting of**

**03/14/2023**

**DESCRIPTION OF APPLICATION:**

03/14/2023

**Permit # 22-14716-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #22-01762-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to retain keypad entry hardware installed on alleyway gate without benefit of VCC review or approval, per application and materials received 05/23/2022 & 02/28/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

03/14/2023

Staff notes that this property currently has a complicated ownership and numerous other violations for working without permits. This applicant/owner is attempting to resolve the issue of the unpermitted gate hardware only. The keypad proposed for retention is a Yale Assure lock. This particular model features a flat keypad that only illuminates while the lock is in use. Otherwise, the face of the lock is just a glossy black surface. Similar locks with screens that only illuminate while in use have been approved on a case-by-case basis.

Photos of this gate prior to the installation of this lock show that the previous door lock was not of any historic significance. The application for this lock notes that the keyless option was chosen to give workers access to the property without the need for key. Staff notes that the only VCC permits that have been issued for this property in the past five years were for repainting the front steps, the installation of security cameras, and minor repointing and stucco repair. All other work, both exterior and interior, has been unpermitted.

Staff requests commentary from the Architecture Committee regarding the proposed lock retention.

**ARCHITECTURAL COMMITTEE ACTION:**

03/14/2023



**810 Conti**

ADDRESS:	810 Conti St.	APPLICANT:	Pamela Olano
OWNER:	VCP Properties LLC	SQUARE:	69
ZONING:	VCE	LOT SIZE:	4,439 sq. ft.
USE:	Commercial		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

C. 1930 one-story masonry garage structure

Rating: Brown - Objectionable or of no architectural and/or historical importance.

**Architecture Committee Meeting of** **03/14/2023**

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<b><u>DESCRIPTION OF APPLICATION:</u></b>	03/14/2023
<b>Permit # 22-20111-VCSGN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #22-03957-VCCSN</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to retain sign and decorative bracket installed without benefit of VCC review or approval, per application & materials received 09/16/2022 & 03/03/2023, respectively.

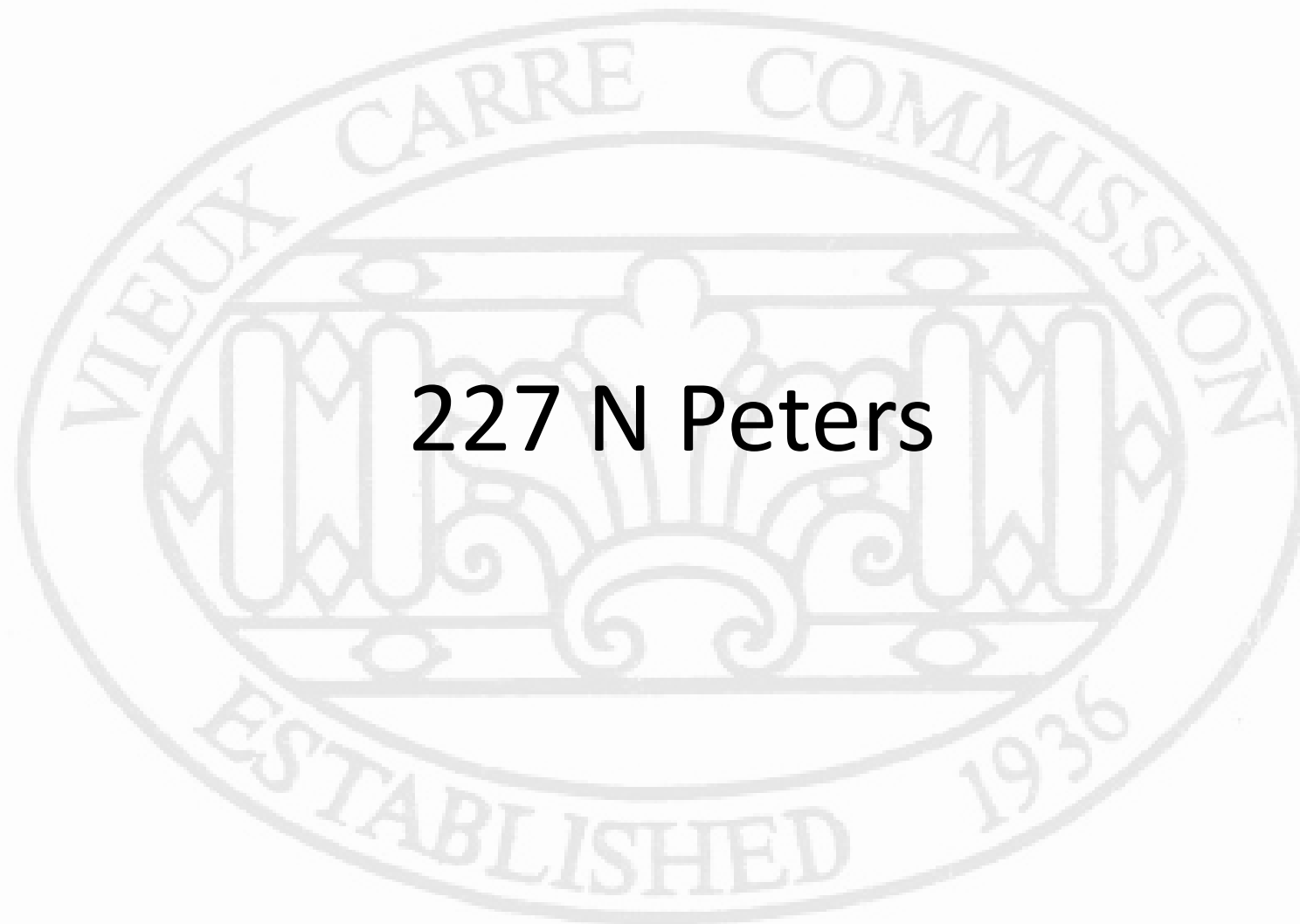
**STAFF ANALYSIS & RECOMMENDATION:** 03/14/2023

An application was filed for a new sign at this property and was returned for revision, but photographs show that the sign has now been installed. The applicant is seeking retention of the sign and bracket as installed. Staff finds the sign itself approvable in terms of size and design but has some concerns regarding the stylized sign bracket that was included in the proposal and is now installed. The installed bracket resembles a trombone and according to the submitted materials it measures approximately 37” wide and 9” tall.

The Guidelines do not directly address the design of sign brackets but do note, *“it is recommended that chains and mounting hardware used in hanging a sign be painted black to minimize their visibility.”* (VCC DG 12-9) Typically signs are hung directly from a building element, such as a balcony or gallery, or when a bracket is needed, the brackets are rather simple and non-descript. Staff is concerned that this bracket, and potentially others in the future, serve as a type of extension of the sign itself to essentially increase the size of a sign. Staff believes that a simple sign bracket would be more in line with the Guidelines and the precedent of other sign brackets in the district.

Staff recommends denial of the proposed sign bracket retention, with the applicant to install the sign on a new simplified bracket.

**ARCHITECTURAL COMMITTEE ACTION:** 03/14/2023



**227 N Peters**

ADDRESS:	227-233 N. Peters	APPLICANT:	Nicholas Volker
OWNER:	Rice Building LLC	SQUARE:	6
ZONING:	VCE-1	LOT SIZE:	3919.77 sq. ft.
USE:	Commercial		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: **Green**, of local architectural or historical importance

This four-story, red brick, granite post and lintel warehouse is a remnant of a row of c. 1834 Greek Revival warehouses.

#### **Architecture Committee Meeting of**

**03/14/2023**

#### **DESCRIPTION OF APPLICATION:** **Permit #23-03791-VCGEN**

03/14/2023

**Lead Staff: Erin Vogt**

Proposal to repair masonry and review of requested engineer's report, per application & materials received 02/08/2023. [Notice of Violation sent 06/17/2022]

#### **STAFF ANALYSIS & RECOMMENDATION:**

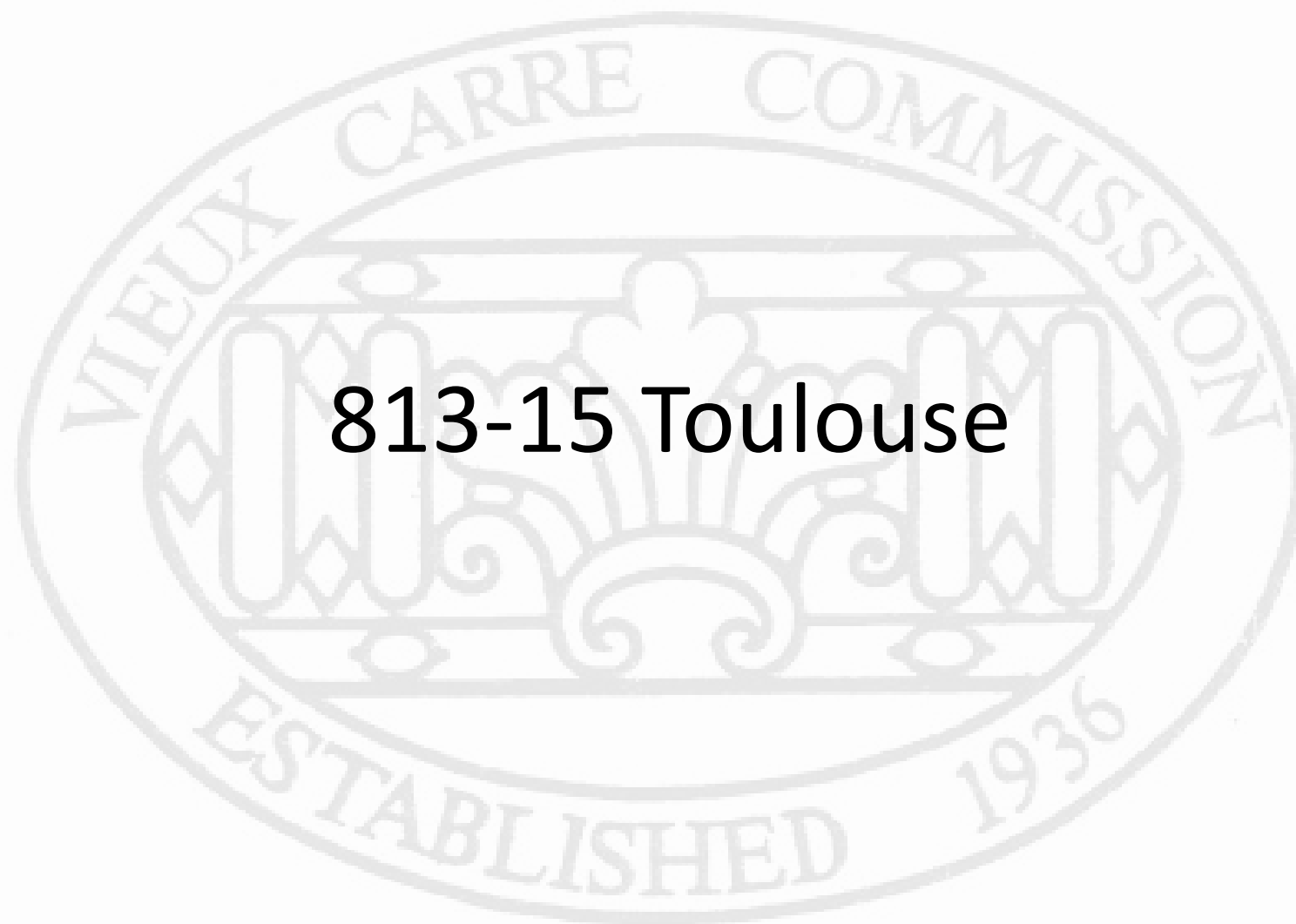
03/14/2023

On 06/17/2022, staff inspected the property and noted significant bowing and shifting of pilasters at the first floor. Many of the buildings in this block are in similar condition, and staff is concerned that there may be an underlying issue affecting these structures. Since it is unclear if there is active movement or if the buildings are stable, staff requested an engineer's report as part of this violation case. The applicant submitted a stamped letter from Friedrich W.L. Gurtler, PE, which states that the property was inspected once initially and *"based on our observations, we indicated that no remedial structural repairs were deemed to be necessary. We had noted cracking at the stucco on the front wall and at various areas on the interior of the building that we indicated are not structurally detrimental and can be repaired cosmetically as needed."* Former VCC Inspector Anthony Whitfield expressed further concern about the first-floor pilasters and Gurtler Bros. reinspected those areas. The letter concludes *"based on our reinspection, the bowing at the exterior stucco cladding at this building does not appear to reflect bowing of the underlying masonry but rather separations between the stucco and masonry due to moisture intrusion between the cladding. To reduce further separations at this stucco cladding, we recommend that the stucco be removed and replaced and that the underlying joints in the masonry wall be repointed. The vertical joint between the stucco and the adjacent wood trim should also be caulked and sealed as required to reduce the potential for further moisture intrusion."*

Staff notes that the pilaster is cast iron, not stucco. The applicant proposes to clean the masonry with Prosoco 2010 All Purpose Neutral Cleaner at 800 PSI and remove vegetation. Then, *"loose masonry on left-side and right-side of door opening will be removed. Vertical joint on left-side will be opened up slightly to provide a more uniform joint profile to perform repairs on. Vertical joint on both sides will be tuckpointed then filled to create an expansion joint that can be caulked. Prepared joints will be brushed clean and dampened. Tuckpointing procedure and composition of mortar conforms to the methods outlined by the VCC for maintenance of historical structures. Tuckpointing mortar color will be matched as close as possible but may vary. Once mortar has cured closed cell foam backer rod will be utilized to ensure proper joint depth. Prepared joint will be caulked with MasterSeal NP-1, a non-sag urethane sealant and tooled to a smooth uniform consistency."* The applicant stated that the PSI can be reduced; a PSI of 100 is typically the limit allowed at staff level. Staff is concerned with the proposed "expansion joint" and use of caulk in this location, and at the wooden door frame. Since repair of masonry piers behind cast iron pilasters is not commonly undertaken in this manner, staff seeks the guidance of the Committee regarding this proposal.

#### **ARCHITECTURAL COMMITTEE ACTION:**

03/14/2023



**813-15 Toulouse**



ADDRESS:	813-815 Toulouse	APPLICANT:	Jean Lansou
OWNER:	Team McLoughlin, LLC	SQUARE:	72
ZONING:	VCR-1	LOT SIZE:	2,310 sq. ft.
USE:	Commercial/Residential		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Ratings (main and rear service building): **Green**—of local architectural or historic importance

C. 1830 1½ story, brick double Creole cottage with detached service building.

#### **Architecture Committee Meeting of**

**03/14/2023**

#### **DESCRIPTION OF APPLICATION:**

03/14/2023

**Permit # 23-01714-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #19-10968-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to relocate unpermitted AC condensing units from the side walls of the main building to the rear of the building, per application & materials received 02/09/2023 & 03/08/2023, respectively.

#### **STAFF ANALYSIS & RECOMMENDATION:**

03/14/2023

Staff cited this property in 2019 for some violations including the installation of HVAC condensing units on brackets that had been installed on both side walls of the main building. The applicant is proposing to relocate the condensers to locations at or near grade at the rear of the main building. There would be two condensers each near both corners of the main building.

Staff finds the proposed new locations consistent with Guidelines as they would not be attached to the building and should be minimally visible from any surrounding properties. The new location would no longer be visible from the street as they are in their current location. Staff's only concern with the proposed relocation is the line sets that the applicant stated would run along the building to penetrate the wall in the same location as they do presently. Provided that the line sets can be installed in an orderly fashion and tight to the building wall, they should be relatively discreet. Staff recommends running the lines low to the ground around the building until they need to run straight up to penetrate the wall.

Staff recommends approval of the proposal with any final details to be worked out at the staff level.

#### **ARCHITECTURAL COMMITTEE ACTION:**

03/14/2023



622 Conti

ADDRESS:	622-24 Conti Street		
OWNER:	Lewis C Ramel Jr	APPLICANT:	Cody Ellis
ZONING:	VCC-2	SQUARE:	38
USE:	Commercial/Residential	LOT SIZE:	4931.6 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building – **Green**, of local architectural and/or historic significance.  
Rooftop addition – **Brown**, of no architectural and/or historic significance.

C. 1830 three story masonry building with a modern construction rooftop penthouse and roof deck. Although the ground floor has been altered over the years, extant original features include a side passageway in the Creole tradition, decorative lintels, triple-hung windows on the second floor, and a balcony that was restored in a recent renovation. 1837 by DePouilly. Ground floor was altered probably in the 1850's.

<b><u>Architecture Committee Meeting of</u></b>	<b>03/14/2023</b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	03/14/2023
<b>Permit #23-05526-VC GEN</b>	<b>Lead Staff: Erin Vogt</b>
<b>Violation Case 20-22327-VCCNOP</b>	<b>Inspector: Anthony Whitfield</b>

Proposal to remove awning installed without benefit of VCC review and approval and install new awning, per application & materials received 02/28/2023. [Notices of Violation sent 08/23/2018 & 10/21/2020]

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	03/14/2023
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On 01/11/11, the Committee reviewed an appeal to retain a standing seam copper awning that was installed over the alley way door without a permit and in deviation from an awning that was stamped approved on 11/17/09. The 2011 staff report found the wood frame copper awning overly complicated and bulky and recommended a simple standing seam awning, with no sides, on a small steel frame. In 2019, the owner returned with another appeal to retain the current awning, which was denied. The applicant proposes to remove the current awning, which measures 5'-5" wide and has a total depth of 1'-5", and install a new open sided awning measuring 5'-0" wide and 8-1/2" thick. It is supported by two wall-mounted brackets and has a flat lock metal roof installed over 1x4 T&G treated wood decking and 2x4 beaded purlins matching those on the gallery. The bottoms of the purlins are mortised to accept a connector from the bracket. The awning is further supported by 1-1/2" x 3/8" shaped iron outriggers with rounded nosing, which are surface bolted to the brick masonry. The stucco will then be patched around the outriggers.

Staff finds the proposed awning to be much more successful than the existing conditions, but questions why the outrigger profile is rounded instead of toothed like a typical abat-vent condition. Additionally, staff requests that the applicant specify what type of metal will be used for the awning roof. Overall, staff finds the proposed awning **conceptually approvable**.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	03/14/2023
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